



December 2, 2019

Mr. Matt Didier
USEPA Region V
77 West Jackson Boulevard
Mail Code SB-5J
Chicago, IL 60604-3507

Dear Mr. Didier:

Enclosed please find the City of Des Plaines' \$200,000 Brownfield Community-Wide Assessment Grant Application, with a focus on the new Oakton Street TIF district.

Des Plaines is located approximately 17 miles northwest of downtown Chicago near O'Hare International Airport. Home to an estimated 58,959 with approximately 4,086 people per square mile, Des Plaines is a diverse collection of residential, commercial, and industrial land uses. The City encompasses roughly 15 square miles of land area with over 20,000 housing units and 23,000,000 square feet of industrial, office, commercial, and retail space.

Within the target area of the Oakton Street TIF, past site uses include: former and existing auto repair shops, former and existing gas stations, former dry cleaners, and former manufacturing facilities. At this time, specific environmental issues are unknown. The 2020 Brownfield Assessment Grant funding will allow Des Plaines to complete Phase I and Phase II Environmental Site Assessments at key locations within the City. The City's ability to offer this service will remove a significant barrier to development and provide the new TIF district with positive momentum. Setting an energetic tone will help attract the type of visionary developers that will support the City's goal to revitalize the area with transit-oriented development that will benefit the Chicagoland area.

1. **Applicant Identification**
City of Des Plaines, 1420 Miner Street, Des Plaines, IL 60016
2. **Funding Requested**
 - a. **Grant Type:** Community-Wide Site Assessment
 - b. **Federal Funds Requested:** \$200,000
 - c. **Contamination:** Hazardous Substances (\$100,000) and Petroleum (\$100,000)
3. **Location:** City of Des Plaines, County of Cook, State of Illinois
4. **Property Information:** The community of Des Plaines, IL, with a special focus on the downtown TIF district.

5. Contacts

Project Director:

Michael McMahon
Director of Community & Economic Development
City of Des Plaines
1420 Miner Street
Des Plaines, IL 60016
Telephone: (847) 391-5306
mmcmahon@desplaines.org

Highest Ranking Elected Official:

Matthew Bogusz
Mayor
City of Des Plaines
1420 Miner Street
Des Plaines, IL 60016
Telephone: (847) 391-5301
mbogusz@desplaines.org

6. Population: 58,959


7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Page 1
The priority site(s) is in a federally designated flood plain.	Page 1
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	N/A
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	N/A

8. Letter from the State: Attached

Thank you for your consideration of the City of Des Plaines' Community-Wide Site Assessment Grant Application.

Sincerely,



Michael G. Bartholomew, City Manager
City of Des Plaines



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

217/524-2084

November 21, 2019

City of Des Plaines
Attn: Michael McMahon
Director of Community and Economic Development
1420 Miner Street
Des Plaines, IL 60016

Dear Mr. McMahon,

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Brownfields Assessment Grant application to U.S. EPA. The City of Des Plaines is applying for a \$200,000 Community-Wide Assessment Grant for Hazardous Substances and Petroleum.

The focus of the grant will be community-wide assessment, with a focus on the new Oakton Street TIF district.

Illinois EPA acknowledges the City of Des Plaines's efforts to obtain federal Brownfields funds for this project. If you have any questions, I may be contacted at the above address or telephone number, or at Jenessa.N.Conner@illinois.gov.

Sincerely,

A handwritten signature in cursive script that reads "Jenessa Conner".

Jenessa Conner, Project Manager
Voluntary Site Remediation Unit
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

BROWNFIELD ASSESSMENT GRANT

IV.E. NARRATIVE PROPOSAL/RANKING CRITERIA

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**1.a Target Area and Brownfields****1.a.i Background and Description of Target Area**

The City of Des Plaines is located approximately 17 miles northwest of downtown Chicago near O'Hare International Airport. Home to an estimated 58,959 with approximately 4,086 people per square mile, Des Plaines is a diverse collection of residential, commercial, and industrial land uses. The City encompasses roughly 15 square miles of land area with over 20,000 housing units and 23,000,000 square feet of industrial, office, commercial, and retail space. Neighboring communities include Park Ridge, Glenview, Mount Prospect, Rosemont, and Chicago.

Des Plaines is located on the banks of its namesake river, which runs through the city and along its eastern limits. This area has long struggled with multiple types of flooding, related to its proximity to the flood-prone Des Plaines River and local geology. With 1,200 acres located in Federal Emergency Management Agency (FEMA) - designated floodplain, it has the most National Flood Insurance Program policies of any community in the state. In recent years the City has either conducted or been engaged in a number of studies to address flooding concerns. The City's 2013 Hazard Mitigation Plan identified over 2,600 structures in the floodplain and 16 repetitively flooded areas within the city limits. The City provides a flood rebate program and is working with FEMA to provide a buyout program.

Des Plaines has a rich cultural history, stemming from its legacy as an immigrant-friendly community. The City is home to over 30 churches representing every major denomination as well as community institutions, such as the park district, public library, and public schools, which celebrate diversity with citywide events.

During the past two decades, industrial growth has also increased and the City has become a raw materials and finished products distributing hub as well as the headquarters of several major corporations. Superior air transportation in combination with an extensive network railroads and expressways have fostered the development of Des Plaines. With its strong cultural and industrial resources, the City is uniquely poised to use this brownfield assessment opportunity to revitalize the area with transit-oriented development for the benefit the City and the Chicagoland area.

The target area for this community-wide grant is the City's new TIF district, which is comprised of the Oakton Street and Lee Street commercial corridors. This target area includes 251 tax parcels and covers 124 acres. 79% of the 163 structures currently within the TIF are more than 35 years old. Equalized assessed value has declined three of the last five years (EAV Years 2013-2018). Marginal planning and incompatible zoning have resulted in disjointed development, with light manufacturing/industrial uses abutting single family residential and commercial uses. Commercial vacancy within this area is 15%, which is three times higher than commercial vacancy City-wide at 5%.

1.a.ii Description of the Priority Brownfield Site(s)

Brownfield Assessment Priority Areas have been identified based on need, opportunity, and feasibility for reuse. Each location has a central node surrounded by a ¼ mile radius.

Priority Area #1: This first Priority Area is centered on the 1300 block on the north side of East Oakton Street, which has been identified as a potential location for a new Metra rail station. The Metra North Central Service (NCS) line traverses the full north-south length of the City, a distance

of six miles, but does not include a station. The City is served by Metra with two stations on the Union Pacific Northwest (UP-NW) line, Cumberland and Downtown Des Plaines Stations. As both serve the northern part of the City, the southern portion of Des Plaines is underserved by transit.

The technical analysis in this report indicates that a Des Plaines NCS station at Oakton Street is not only feasible, but is estimated to attract a level of ridership placing it in the top 50 percent of all Metra stations. This would meet one Metra's pending requirements for their approval and sustained operation. Public outreach found strong local support. A Des Plaines station would serve as a catalyst for development, which could follow transit-oriented development principles of mixed use, compactness, and walkability. A range of funding programs, including a successful TIF district, could be used to finance the improvements required to implement the station. The ultimate decision rests with the Des Plaines City Council. The City's commitment to secure capital funding for construction and an agreement to fund station and parking operation and maintenance costs would be required by Metra.

The property surrounding the proposed Metra station is a mix of commercial/retail and residential land use. A strip mall directly west of the proposed site includes a large commercial building and a strip of smaller stores. The large, shared parking lot serves the surrounding businesses. A search of this surrounding area shows former dry cleaners, auto repair shops, and gas stations. Specific environmental issues are unknown.

Priority Area #2: This Priority Area is along East Oakton Street, west of Lee Street, and is within the Oakton Street TIF District. It is directly west of Priority Area #1 and the proposed Metra Station. This area is currently comprised of large and small commercial buildings, light manufacturing/ industrial use properties, and vacant lots. The City has identified approximately 17 acres of developable land north of Oakton Street and approximately 15 acres to the south, all of which would be appropriate for mixed use, transit-oriented redevelopment. This Priority Area is a short distance from the planned Pace Pulse Dempster Line which stops on Manheim/Lee. This site will help support the proposed Metra Station as well as the City's goal of developing a transit-hub within the Oakton TIF district. A search of this surrounding area shows numerous existing auto repair shops and past manufacturing facilities. Specific environmental issues are unknown.

Priority Area #3: This area includes the parcels along East Oakton Street, from east of the proposed Metra station to the Des Plaines River. This area is a mix of commercial/retail and residential land use, with residential single-family homes directly behind the commercial buildings flanking the Oakton Street right of way. This area includes FEMA-designated floodplain. With Des Plaines' history of flooding, having a complete understanding of potential contamination in this area would not only benefit planning and development, it could inform efforts to limit the unintended contribution of brownfield contaminants to surface water. A search of this surrounding area shows former and existing auto repair shops, former and existing gas stations, former dry cleaners, and former manufacturing. Specific environmental issues are unknown.

1.b Revitalization of the Target Area

1.b.i Reuse Strategy and Alignment with Revitalization Plans

The reuse strategy for brownfields within the target area/the Oakton Street TIF district, is determined by the City's stated goals for the TIF district. These goals include; strengthening the tax base, expanding employment opportunities, encouraging aesthetic improvements to the aging building stock, encouraging redevelopment of certain properties for commercial and transit-oriented developments, and enhancing the infrastructure that services this area and the City as a whole. These goals are supported by the 2019 Des Plaines Comprehensive Plan which addresses

supporting aging corridors by creating the TIF District and a potential Oakton Street Metra station on the North Central Rail Line.

The City will achieve these revitalization goals by using the TIF to attract developers to the corridor. The ability for the City to provide Phase I and II Community-wide Environmental Site Assessments (ESAs), with a special focus on the TIF district, will remove a significant barrier to development and provide the new TIF district with positive momentum. Additionally, the completion of the proposed Metra station will provide further incentive to investors.

1.b.ii Outcomes and Benefits of Reuse Strategy

With the target area for this project being the Oakton Street TIF District, completion of ESAs will have an amplified impact on economic development and support developer interest in the target area by removing environmental uncertainty. The environmental assessment of key locations will directly contribute to successful development within the TIF, spurring revitalization and economic development in the target area. These expected outcomes include:

- Vibrant commercial and transit-oriented area will provide underserved southern Des Plaines with additional public transportation options, including the new Pace Pulse Line and the proposed Oakton Street Metra station;
- Additional off-street parking opportunities;
- New pedestrian and bicycle improvements;
- Streetscape improvements to support stormwater management and pocket greenspace; and
- A more robust transportation infrastructure that will serve the Chicagoland area.

1.c Strategy for Leveraging Resources

1.c.i Resources Needed for Site Reuse

A budget will be allocated for Phase I ESA activities through completion of remedial action plans for the highest priority brownfields sites. Money generated by the TIF district will provide additional resources for the environmental cleanup, demolition of buildings, and infrastructure improvements needed to support brownfields redevelopment. The City will also work with developers interested in the TIF district to secure additional funding.

1.c.ii Use of Existing Infrastructure

The TIF district is favorably located relative to existing regional transportation systems, bike trails, and recreational areas, all of which can be expanded upon to better serve the TIF district. The majority of parcels within the Priority Areas are fully serviced by all necessary utilities, eliminating the need for new utility construction.

As detailed in the Metra Feasibility Study, Priority Area #1 will rely significantly on existing infrastructure around the NCS line. The city plans to lease 3,600 square feet in the existing Oaks Shopping Center to serve as the station's passenger waiting area. A portion of the existing Oaks Shopping Center parking lot will also be leased to provide parking for Metra users.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need (20 points)

2.a.i The Community's Need for Funding

With commercial vacancy 10% higher than greater Des Plaines, the target corridor contains underutilized properties. This underuse is partially contributed to both frequency of floods and uncertainty regarding local environmental conditions in the aging business corridors. The proposed TIF district is ripe for additional investment to turn it into a transportation hub with mixed use buildings. Brownfield Assessment Grant funding will provide the impetus needed to catalyze this

transformation.

2.a.ii Threats to Sensitive Populations

Only limited data are available regarding the health and welfare of sensitive populations within Des Plaines, such as minority groups, young children, adults over the age of 65, pregnant women, and low-income populations. Des Plaines total population is approximately 58,960 (US Census Bureau Quick Facts). It is home to a relatively small minority population (36.2% compared to 39% for the State of Illinois and 29.6% nationally); however, there are many foreign-born persons who reside within the city limits (31.9% compared to 14.0% in state-wide and 13.4% nationally). Also, 18.6% of Des Plaines citizenry are over the age of 65 (versus 15.6% for Illinois and 16% nationally). Lastly, impoverished residents represent 8.9% of the Des Plaines population (US Census Bureau).

Although the median income of \$67,415 in Des Plaines exceeds both state and nationwide earnings (\$61,229 and \$57,652, respectively), other factors contribute to disadvantageous circumstances for sensitive groups. For instance, when compared to the national average, people living in and around the target site are in the 80-95th percentile of people with less than a HS education (EJScreen). This same geographic population is in the 90-95th percentile of linguistically isolated people, meaning that no one in a given household over the age of 14 speaks English very well (EJScreen). Lastly, 12.4% of Des Plaines residents have yet to obtain US citizenship (US Census Bureau). In combination, these factors perpetually isolate immigrant populations and potentially restrict their access to information on surrounding environmental conditions, related health risks, and adequate healthcare. Award of the 2020 Brownfield Assessment Grant can reduce the threat of isolation-induced environmental injustice for these populations by increasing connectivity to amenities available throughout Des Plaines and greater Chicagoland.

2.a.ii.(1) Health or Welfare of Sensitive Populations

The United States Census Bureau estimates that 9.5% of Des Plaines residents under the age of 65 are without health insurance which is higher than the statewide percentage, estimated to be 8.1%. Des Plaines residents have the potential to be exposed to environmental conditions that could lead to elevated health risks due to the area's industrial and commercial roots. Given the elevated percent of uninsured people, affected residents are less likely to have health insurance and would be less likely to be able to afford medical attention should they get sick from exposure to industrial pollutants. Assessing sites throughout the City will help mitigate threats to human and environmental health and provide data to attract developers to support transit-oriented redevelopment.

2.a.ii.(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

According to the EPA EJScreen tool, the NATA cancer risk from inhalation of air toxins in the target corridor falls between the 70th to 100th percentiles. This elevated risk is the direct result of emissions from the nearby international airport. Using the Brownfield Grant to diminish environmental uncertainty within the target corridor could combat these negative facts by encouraging developer investment and construction of the pocket-greenspaces described in the City's Comprehensive Plan. These pocket-greenspaces can help mitigate risks associated with inhalation of air toxins by increasing Des Plaines' capacity for natural air pollution abatement.

2.a.ii.(3) Disproportionately Impacted Populations

Given the limited data available regarding the health and welfare of sensitive populations within Des Plaines, it is currently unknown how environmental burdens are distributed throughout affected populations. The City seeks to better understand how the environmental uncertainty

within the target corridor affect populations sensitive to environmental injustice. Brownfield Grant Award funding will enable the City to conduct the ESAs needed to characterize the area and better define the associated risks to sensitive populations.

2.b Community Engagement

2.b.i Project Partners

When the City's Comprehensive Plan (February 2019) was created, a Steering Committee comprised of community groups, residents, students, business owners, and elected officials was consulted. This group served together from 2016 through 2018 and will be invited to advise again for the purposes of this Brownfield Assessment Grant.

2.b.ii Project Partner Roles

The City has fostered partnerships to make decisions with respect to site cleanup and future redevelopment strategies that represent the diversity of community interests. Partnerships with Community-Based Organizations (CBOs) include:

Partner Name	Point of contact (name, email & phone)	Specific role in the project
Pace	Steven Andrews, Community Relations Representative P: 1-847-228-2344	Align project with future redevelopment plans.
Des Plaines Chamber of Commerce	Andrea Biwer, Executive Director E: abiwer@dpchamber.com P: 1-847-824-4200	Align project with future redevelopment plans.
Metropolitan Water Reclamation District of Greater Chicago	Richard Fisher, Civil Engineer E: FisherR@mwr.org P: 1-312-751-5479	Align project with future redevelopment plans.
Oakton Community College	Colette Hands, VP Continuing Education, Training & Workforce Development E: chands@oakton.edu P: 1-847-635-1664	Ensure success of business ventures at the Site by assisting with professional and workforce development, finance, operations, logistics, leadership, and marketing.
Des Plaines Park District	Don Miletic, Executive Director E: dm@dpparks.org P: 1-847-391-5700	Construct and manage recreational spaces created post remediation.
Des Plaines Planning and Zoning Board	Jim Szabo, Chairman E: jim@szaboconstruction.com P: 1-847-299-5595	Align project with future redevelopment plans.
Metra	Mayor Rodney Craig (Village of Hanover Park) Metra Executive Board Member P: 1-630-823-5900	Align project with future redevelopment plans.
CBRE Group	David Erickson, CBRE Broker E: david.erickson@cbre.com P: 1-630-573-1280	Align project with future redevelopment plans.

2.b.iii Incorporating Community Input

The City will reach out to their existing community-based project partners and will seek to bring new voices to the table by reaching out to stakeholders engaged in community-building,

environmental, and transit-oriented groups. There will be a special focus on student groups and staff of the Oakton Community College. These groups will be provided with initial information on the City's goals and personally invited to public meetings where planning for development of the TIF district and revitalization of the City's brownfield sites will occur.

Des Plaines has developed a plan to involve and engage the community through the duration of the assessment work and future redevelopment. The City will engage the public by hosting quarterly public information meetings to ensure community members are aware of the work to be completed and how it will affect the them. Quarterly public meetings will serve as a forum and an avenue to provide pertinent information and receive feedback.

When assessment activities begin, any new public concerns will be addressed at additional public meetings. Needs will be accommodated during meetings should they arise. The city will use its website and newsletter to advertise quarterly meetings, encourage community involvement, and respond to questions, comments, or concerns as they arise.

- Successful Grant Award Kick-off Meeting
- Public Comment Period regarding wants/needs of community
- Public Meetings (Quarterly to discuss Progress)
- Completed site assessments posted to city website
- Project Updates posted on city website, Facebook Page, and in City Newsletter, the "Access Point" Magazine

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

The table below addressed the following sub-sections: 3.a.i Project Implementation, 3.a.ii Anticipated Project Schedule, 3.a.iii Task/Activity Lead, 3.a.iv Outputs

1 - Task/Activity: Procuring Environmental Professional
i. The City will contract with an environmental consulting firm. No grant resources will be required to complete this activity.
ii. Anticipated Project Schedule: This task will be completed within 45-60 days of Grant Award.
iii. Task/Activity Lead(s): City of Des Plaines Staff
iv. Output(s): Selection of an experienced environmental consultant per FAR to perform accurate completion of each task and advise the City on steps moving forward.
2 - Task/Activity: Site Inventory
i. An inventory of potential brownfield sites will be created by performing a review of select state and municipal records brownfield inventory and a survey of institutional knowledge.
ii. Anticipated Project Schedule: Sites will be identified and prioritized throughout the 24 to 36-month grant period.
iii. Task/Activity Lead(s): Steering Committee/Qualified Environmental Professional
iv. Output(s): Cumulative inventory of brownfield sites within the city limits of Des Plaines.
3 - Task/Activity: Phase I Environmental Site Assessments
i. Phase I ESAs will be conducted at identified priority locations. Phase I ESA's will meet the requirements of the All Appropriate Inquiries Final Rule or following the standards set forth in the ASTM E1527-13 Phase I ESA Process.
ii. Anticipated Project Schedule: Phase I ESAs will be completed throughout the 24 to 36-month grant period.
iii. Task/Activity Lead(s): Qualified Environmental Professional
iv. Output(s): Electronic Copies of Phase I ESA Reports

4 - Task/Activity: Phase II Environmental Site Assessments
i. Under the direction of the City, Phase II ESAs will be conducted for select parcels in which the need for further assessment is identified.
ii. Anticipated Project Schedule: Phase II ESAs will be completed throughout the 24 to 36-month grant period.
iii. Task/Activity Lead(s): Qualified Environmental Professional
iv. Output(s): Electronic Copies of Phase II ESA Reports/Submittals to IEPA SRP when enrolled.
5 - Task/Activity: Proposed Work Plans/Remediation Objectives
Under the direction of the City, proposed work plans and remediation objectives will be created for selected sites. A quality assurance project plan (QAPP) will be prepared by the environmental consulting firm in accordance with U.S. EPA requirements, submitted for U.S. EPA review, and revised as necessary until approved by U.S. EPA. Site-specific sampling and analysis plans (SAPs) prepared per U.S. EPA guidelines and health and safety plans (HASPs) prepared per Occupational Health and Safety Administration (OSHA) requirements will be prepared for each site where environmental assessment, investigation, or monitoring activities occur. IEPA's Site Remediation Program will be utilized to enlist sites that have near-term development goals/interested parties.
ii. Anticipated Project Schedule: Throughout 24 to 36-month Grant period.
iii. Task/Activity Lead(s): Qualified Environmental Professional
iv. Output(s): Workplans to present to developers interested in specific sites
6 - Task/Activity: Community Engagement
i. To assure that City residents, businesses, local governments and other stakeholders have meaningful participation in the project, the City will work with the environmental consultant and project partners, to implement a comprehensive community outreach program in support of the project. One objective for the outreach program will be to make certain that: (a) residents and other stakeholders are fully informed about the project and the findings of assessment activities, (b) that the concerns of residents and various stakeholders are identified and fully considered in prioritizing sites for assessment, evaluating remedial alternatives for sites, and in redevelopment planning. The outreach activities will be the most public and inclusive portion of the project, and will include public meetings, development of informational materials, joint outreach and education efforts with community-based organizations, and other activities, as detailed in 2.b.iii of this grant application.
ii. Anticipated Project Schedule: Throughout 24 to 36-month Grant period.
iii. Task/Activity Lead(s): The City's Staff and Steering Committee/Qualified Environmental Professional as needed.
iv. Output(s): Public input about priority sites and redevelopment goals

3.b Cost Estimates

The City's community-wide assessment grant budget is distributed equally at this time between petroleum and hazardous substance site at \$100,000 each. As site inventories and Phase I ESAs are completed it may be necessary to re-allocate these budgets according to contaminant findings and co-mingled sites. Major components and assumptions in the budget allocations include:

- Phase I ESAs at 7 petroleum properties and 7 Hazardous Substance properties at an average cost of \$2,100 each.
- Phase II ESAs at 5 petroleum properties and 5 Hazardous Substance properties at an average cost of \$11,000 each.
- Quality Assurance Project Plan, IEPA SRP Enrollment, and Site Investigation/Remedial Planning submittals at 2 properties at \$12,000/each (one petroleum, one hazardous)

substance). This will provide incentive to Developer to complete the IEPA SRP process with other leveraged funding.

Administrative costs are not included in these forecast budgets. The City will use alternate funds to administer this Brownfield Grant award and thereby maximize its use for environmental assessments and investigation work leading to redevelopment.

TABLE 1--Budget Estimates for Assessment Grant (Hazardous Substances & Petroleum)

Budget Categories		Project Tasks (\$)							Total
		Funding Type	Task 1 Procure	Task 2 Site Inventory	Task 3 Phase I	Task 4 Phase II	Task 5 QAPP Remedy Plans	Task 6 Comm. Outreach	
Direct Costs	Personnel	Petrol.		\$2,000	\$3,000	\$3,000		\$2,000	\$10,000
		Hazard.		\$2,000	\$3,000	\$3,000		\$2,000	\$10,000
	Fringe Benefits	Petrol.		\$600	\$900	\$900		\$600	\$3,000
		Hazard.		\$600	\$900	\$900		\$600	\$3,000
	Travel								
	Equipment								
	Supplies								
	Contractual	Petrol.		\$2,000	\$15,000	\$55,000	\$12,000	\$3,000	\$87,000
		Hazard.		\$2,000	\$15,000	\$55,000	\$12,000	\$3,000	\$87,000
	Other								
Total Direct Costs									
Indirect Costs									
Total Budget (Total Direct Costs + Indirect Costs)		Petrol.	\$0	\$4,600	\$18,900	\$58,900	\$12,000	\$5,600	\$100,000
		Hazard.	\$0	\$4,600	\$18,900	\$58,900	\$12,000	\$5,600	\$100,000

3.c Measuring Environmental Results

OUTCOMES:	MEASURE OF SUCCESS
Site Inventory	Having a detailed and concise priority list of sites in need of Phase I ESAs
Public Meetings/Comment Period	Having a good turn out and positive input from the community in the target areas.
Phase I Site Assessments	Complete Phase I ESA Reports that can be presented to potential developers to show the environmental issues/concerns or absence of RECs at a property.
Phase II Site Assessments	Complete Phase II ESAs of sites Identified by a Phase I. Reports will be presented to potential developers to assess and mitigate RECs at a site.
Site Work Plans	Based on the Phase II results, detail what needs to be completed in terms of remediation along with cost estimates for remediation activities. Enlist sites within IEPA SRP when near-term development opportunity is anticipated.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a Programmatic Capability

4.a.i Organizational Structure

The City has developed an organizational and management plan that will provide the necessary

specialized experience and the internal and external resources to implement its environmental investigations and assessments, thereby integrating the management of environmental conditions into the City's overall redevelopment strategy. The City will manage this project as it has numerous successful projects, using the Director of Community and Economic Development (Grant Manager) to ensure the success of the grant. The Grant Project Manager will also work closely with the City's Finance Department on details of grant administration and the Director of Media Services who will help distribute pertinent grant information to the public.

4.a.ii Description of Key Staff

Des Plaines Grant Manager: Michael McMahon, Director of Community and Economic Development: Michael has 24 years of experience in community development, grant management, economic development, planning, and zoning. He has managed redevelopment projects which have included environmental testing and remediation. He has also managed the Brownfield Pilot Project Grant for the West Central Municipal Conference (Illinois), which included Phase I and Phase II ESAs to assist with redeveloping industrial and commercial spaces.

Patrick Ainsworth, Economic Development Coordinator/Development Manager: Patrick has 11 years of municipal experience and has worked for the Villages of Franklin Park, Downers Grove, and Hanover Park. He has successfully obtained over \$1,000,000 in state and federal grants for the Villages of Franklin Park and Hanover Park. He managed a brownfield clean-up grant for Franklin Park in 2012, ensuring timely filings and reports for all required documents, and co-managed creation of the 120-acre Oakton Street TIF District in the center of Des Plaines to assist with the revitalization and redevelopment of this aging corridor.

Dorothy Wisniewski, Assistant City Manager/Director of Finance: Dorothy has worked for the City for over 12 years. She has successfully managed budgets, comprehensive audits and the financing for several awarded grants. During her time with the City, she has overseen the Finance Department, which has been awarded the Government Finance Officers Association's Distinguished Budget Presentation Award for 10 consecutive years.

Timothy Oakley, Director of Public Works and Engineering: Timothy has worked for the City's Public Works and Engineering Department for the past 31 years. He has overseen many state and federal grant awards, such as the FEMA Residential Property Voluntary Flood Buyouts Program. In this role he also oversees numerous infrastructure projects, including environmental/brownfield clean up.

Jon Duddles, Assistant Director of Public Works and Engineering: Joe has worked for the City for the past 11 years. He successfully managed the FEMA Residential Property Voluntary Flood Buyouts Program for the Big Bend Road project and oversees numerous construction projects which require obtaining all appropriate approvals, managing construction timing, successfully managing budgets, and effectively reporting all project-related activities.

Derek Peebles, P.E., Civil Engineer: Derek has worked for the City for 18 years and during that time has managed many federal and state grants used to improve the City's infrastructure.

We have a system in place to ensure the timely and effective expenditure of USEPA funds to achieve the project goals and objectives. We also have an efficient program of City procurements that meet Federal Acquisition Regulation guidelines and we will use it to bring in contractor services. Lastly, Des Plaines has a strong record of effectively using federal and state grants. A sample of these grants is listed below:

- Energy Efficiency Conservation Block Grant (2009, \$576k, USDOE)

- Municipal Brownfield Redevelopment Grant (2010, \$50k, IEPA)
- City of Des Plaines Bike Network - Stage I Implementation (2011, \$125k, CMAQ)
- Central School - Safe Routes to School Infrastructure (2011, \$300k, SRTS)
- Lee/Perry Intersection Signalization (2012, \$845k, STP)
- Central Road Bicycle Shoulders (2016, \$1.1 million, CMAQ)
- Ballard Road Sidepath (2019, \$472k, CMAQ)
- Lee/Forest Intersection Signalization (2020, \$2.4 million, STP)
- Rand Road Sidepath (current, \$4 million, ITEP, CMAQ)
- Oakton Street Sidepath (current, \$67k, Invest in Cook)

4.a.iii Acquiring Additional Resources

In addition to the Key Staff listed in Section 4.a.ii, the City will procure specialized environmental consultants and contractors to implement the environmental investigations and assessments. The City will draft requests for proposals using funds independent of the awarded grant. Thereafter, Des Plaines will work directly with the USEPA Region 5 Project Officer, IEPA, and Cook County Department of Public Health to ensure successful implementation of the Brownfield Assessment Grant. The team will share information during quarterly public meetings.

4.b Past Performance and Accomplishments

4.b.ii Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

While the City has not received a US EPA Brownfield Assessment Grant before, the City has received other grants from the State of Illinois and US Federal Government such as Community Development Block Grants. The City has maintained compliance with reporting, managing, ensuring expenditures in a timely manner, and performed all requested activities within the specified agreements.

4.b.ii.(1) Purpose and Accomplishments

The City has received an annual allocation of Community Development Block Grant (CDBG) Entitlement Program funding from the United States Department of Housing and Urban Development (HUD) for over 20 years. Each year, the CDBG Entitlement Program uses a formula to calculate an amount of funding needed per city to facilitate the development of urban communities. The Program operates by providing acceptable housing and living conditions and investing in economic opportunities for low- to moderate-income populations. Annually, HUD awards the City approximately \$300,000 of CDBG funding to facilitate home rehabilitation programs/capital improvements, financial assistance for public service programs, and public facilities and infrastructure improvement programs/capital improvements for qualifying households and communities.

4.b.ii.(2) Compliance with Grant Requirements

The City strives to ensure consistent compliance with work plans, schedules and terms of conditions under awarded grants, such as the Community Development Block Grant Program. Our dedicated staff works to effectively manage awarded grant dollars by reporting all results within the requested timeframe, document all outcomes within the requested reports and consistently communicates with agencies that award such grants. For example, the City did experience a timeliness issue with the CDBG program 2015-2017; however, staff expedited eligible backup projects to spend down the unspent dollars. The City is now in full compliance with the CDBG program requirements. The City holds grant opportunities in high regards and will continue to implement strategies to maintain compliance.

ASSESSMENT GRANT

III.B. THRESHOLD CRITERIA

III.B.1 Applicant Eligibility

The City of Des Plaines is applying for the 2020 Brownfield Community-Wide Assessment Grant for Hazardous Substances and Petroleum and is an eligible entity in the category of a General Purpose Unit of Local Government (for purposes of the Brownfields Grant Program, the Code of Federal Regulations defines general purpose unit of local government as “a local government” as defined under 2 CFR § 200.64).

III.B.2 Community Involvement

It is important to the City of Des Plaines that residents, businesses, and other stakeholders are well informed of brownfield assessment activities and have the opportunity for meaningful participation in this process. When the Des Plaines Comprehensive Plan (February 2019) was created, a Steering Committee comprised of community groups, residents, students, business owners, and elected officials was consulted. This group served together less than a year ago and will be invited to advise again for the purposes of this Brownfield Assessment Grant.

The City will reach out to their existing community-based project partners and will seek to bring new voices to the table by reaching out to stakeholders engaged in community-building, environmental, and transit-oriented groups. There will be a special focus on student groups and staff of the Oakton Community College. These groups will be provided with initial information on the City’s goals and personally invited to public meetings where planning for development of the TIF district and revitalization of the City’s brownfield sites will occur.

The City has developed a plan to involve and engage the community throughout the duration of the assessment work and future redevelopment strategy. The City will engage the public by hosting quarterly public information meetings to ensure the community is aware of the work to be completed and how it will affect the community. Quarterly public meetings will serve as a forum and an avenue to provide pertinent information and receive feedback.

When assessment activities begin, any new public concerns will be addressed at additional public meetings. Needs will be accommodated during meetings should they arise. The city will use its website and newsletter to advertise quarterly meetings, encourage community involvement, and respond to questions, comments, or concerns as they arise.

- Successful Grant Award Kick-off Meeting
- Public Comment Period regarding wants/needs of community
- Public Hearings (Quarterly to discuss Progress)
- Completed site assessments posted to city website
- Project Updates posted on city website, Facebook Page, and in City Newsletter, the “Access Point” Magazine

III.B.3 Expenditure of Assessment Grant Funds

The City does not currently have an active Brownfields Assessment Grant and has not received funding from an EPA Brownfields Assessment Grant in the past.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/03/2019

4. Applicant Identifier:

City of Des Plaines Brownfield

5a. Federal Entity Identifier:

US EPA

5b. Federal Award Identifier:

EPA-OLEM-OBLR-19-05

State Use Only:

6. Date Received by State:

01/03/2020

7. State Application Identifier:

Illinois

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Des Plaines

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0743996680000

d. Address:

* Street1:

1420 Miner Street

Street2:

* City:

Des Plaines

County/Parish:

Cook

* State:

IL: Illinois

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

600164498

e. Organizational Unit:

Department Name:

Community and Economic Develop

Division Name:

Planning

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Michael

Middle Name:

* Last Name:

McMahon

Suffix:

Title:

Director of Community Development

Organizational Affiliation:

City of Des Plaines

* Telephone Number:

8473915545

Fax Number:

* Email:

mmcmahon@desplaines.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Brownfield Assessment Grant to Identify Contaminated Properties within City of Des Plaines, IL

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="200,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: